

PLAZA JUANA DIAZ, INC.

URB. VILLA CLEMENTINA
6 ALEJANDRINO AVENUE
GUAYNABO, PR 00969

TEL.: 787-720-6000
FAX: 787-790-3000

January 23, 2019

Certified Mail and
Return Receipt Request;
No. 7014-2120-0001-1394-1343

Sears Holding Corporation
Attn: Ms. Tammi Banaszak
3333 Beverly Road; BC-131A
Hoffman Estate, IL 60179

RE: Cam Reconciliation
Year Ending October, 2018
Kmart (Store No. 3993)
Juana Diaz, Puerto Rico

Dear Ms. Banaszak:

We are including copy of all the supporting documents of the CAM
Reconciliation of Year Ending October 31, 2018.

If you have any questions concerning this documents do not
hesitate to contact our offices.

Cordially yours,



Blanca E. Rosa
Treasurer

Enc. Year Ending October, 2018
Cam Reconciliation & Invoices

KWART (STORE NO. 3993)
 PLAZA JUANA DIAZ SHOPPING CENTER
 CAM RECONCILIATION
 AS OF OCTOBER 31, 2018

DESCRIPTION	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sept	Oct	Total
ELECTRICITY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
WATER	0.00	0.00	8,910.50	3,029.59	1,395.51	1,105.33	2,466.55	1,132.78	1,332.71	1,788.30	1,175.07	967.98	23,304.32
SUBTOTAL ELE & WATER	0.00	0.00	8,910.50	3,029.59	1,395.51	1,105.33	2,466.55	1,132.78	1,332.71	1,788.30	1,175.07	967.98	23,304.32
CAM													
PAYROLL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PAYROLL TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
STATE INSURANCE FUND	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SALARY & MAINTENANCE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
LANDSCAPING	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
REPAIRS & MAINTENANCE	11,789.42	10,781.54	12,281.50	11,451.26	11,014.66	12,820.24	12,369.18	11,221.74	11,204.74	11,875.74	12,065.92	11,953.26	140,829.20
MAINTENANCE SUPPLIES	85.23	135.79	1,739.11	654.10	271.47	3,271.06	37.85	643.00	27.70	3,949.91	2,558.07	1,949.02	15,322.33
MEDICAL INSURANCE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PROFESSIONAL FEE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
LEASING EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
MISCELLANEOUS PETTY CASH	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
DEPRECIATION AUTO EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
VEHICLE EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SUBTOTAL CAM	11,874.65	10,917.33	14,020.61	12,105.36	11,286.13	16,202.82	12,407.03	11,864.74	11,232.44	15,825.65	14,623.99	13,902.26	156,263.03
SECURITY													
PAYROLL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PAYROLL TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
STATE INSURANCE FUND	17,163.67	16,936.88	17,752.69	17,295.97	17,458.19	25,299.79	17,286.51	16,933.74	17,513.31	25,696.68	16,965.24	18,596.86	224,899.53
MISCELLANEOUS PETTY CASH	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
REPAIRS & MAINTENANCE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PROFESSIONAL FEE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
OTHER SECURITY EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SUBTOTAL SECURITY	17,163.67	16,936.88	17,763.08	17,406.36	17,568.58	25,410.18	17,396.90	17,044.13	17,623.70	25,807.07	17,075.63	18,596.86	225,893.04
TOTAL WATER, CAM & SECURITY	29,038.32	27,854.21	40,794.19	32,541.31	30,250.22	42,718.33	32,270.48	30,041.65	30,188.85	43,421.02	32,874.69	33,467.12	\$405,460.39
THUS:													
LESS: KWART ADVANCED PAYMENTS													\$ 141,870.59
AMOUNT DUE:													\$ (86,436.84)
													\$ 55,433.75

Notes:
 From May, 2012 to October 31, 2018 Common Area Maintenance was provided by ROA Cleaning Service Maintenance.
 Security services was provided by Ranger American Of P.R. from November 2011 to October 2018